To Let - 11,399 sq ft (1,059 sq m)

Brand new detached production / warehouse unit with a generous yard
A brand new, high specification detached production/warehouse unit benefitting from two electric loading doors, a generous yard and fully-fitted first floor offices, providing occupiers with a modern and high quality business environment.

The property is located on Henley Road, just off Buckingham Avenue, one of the main thoroughfares of Slough Trading Estate. From here Junction 6 & 7 of the M4, Junction 2 of the M40, the wider national motorway network and Heathrow, the UK’s busiest airport, can easily be accessed. Burnham mainline railway station is only 0.4 miles away.

### Location
- Less than 2 miles from Juncions 6 & 7 of the M4, which provides excellent access to the M25, the wider national motorway network and Heathrow Airport
- Two mainline railway stations within 3 miles, providing fast and direct rail access to London Paddington and scheduled to benefit from Crossrail in 2019

### Amenities
- 10 places to eat
- 1 hotel
- 4 high street banks
- Multiple fitness facilities
- 2 nurseries
- Health centre
- Dedicated bus service
- Slough Aspire – www.sloughaspire.com

### Services
- Established and well-managed estate
- A large employment base providing access to the very best talent the region has to offer
- 24-hour award-winning CCTV and security team
- 24-hour on-site customer care
- 350+ estate occupiers including FedEx, Mars, UK Mail, Hermes, Bidvest and AKZO Nobel
WAREHOUSE
- 8m clear eaves
- Heavy floor loading
- Two electric up and over loading doors

USE
- Suitable for B1(b), B1(c), B2, B8 and Data Centre uses
- 24/7 – no hours of use restrictions

OFFICES
- Ground floor reception area
- Fully-fitted office to first floor with LG7 PIR lighting, raised access floors and suspended ceilings
- Platform lift
- WCs at ground and first floor level
- Shower
- Tea point
- Gas central heating
- Potential for undercroft at ground floor to be fitted out as additional offices

EXTERNAL
- Generous yard
- Up to 19 car parking spaces (1:50 sq m)

OCCUPATION
- Upon completion of a new full repairing and insuring lease on terms to be agreed
- EPC rating A (21)

SPECIFICATION

<table>
<thead>
<tr>
<th>AREA</th>
<th>SQ FT</th>
<th>SQ M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Ground Floor Warehouse</td>
<td>8,464</td>
<td>786.3</td>
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<tr>
<td>Ground Floor Office</td>
<td>678</td>
<td>63</td>
</tr>
<tr>
<td>First Floor Office</td>
<td>2,257</td>
<td>209.7</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>11,399</strong></td>
<td><strong>1,059</strong></td>
</tr>
</tbody>
</table>

All areas measured on an approximate gross external basis.
Thrive in a Business Community
Well connected: surrounded by amenities

DISTANCE BY ROAD MILES*
- Burnham Station: 1.5 miles
- M4 Junction 6, Junction 7: 1.4 miles
- Slough Station: 1.9 miles
- Maidenhead: 5.3 miles
- M40 Junction 2: 5.3 miles
- M25 Junction 15: 6.2 miles
- Heathrow Airport: 10.2 miles
- Central London: 24 miles

DISTANCE BY RAIL MINS**
- Burnham (Crossrail scheduled 2019): 3 minutes
- Maidenhead: 7 minutes
- Reading: 12 minutes
- London (Paddington): 18 minutes
- Ealing Broadway: 19 minutes

Source:
* From 767 Henley Road. Source: The AA
** Times from Slough Station. Source: National Rail Enquiries

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For further information, contact our agents or SEGRO direct on 01753 537171.